



REUSE OF 49,165 SF BLDG.
NO DRIVE-THRU

STORE NUMBER: 10058

ADDRESS: 10058 MAGAZINE ST.
HOUSTON, TX 77044
KEY ORIGIN: LA
PROJECT TYPE: IDEAL TYPE

CS PROJECT NUMBER: 64306



LINSFIELD HUNTER & HUNT, INC.
PROFESSIONAL LANDSCAPE ARCHITECTS
2000 14th Street, Suite 200
Houston, TX 77002

CONSULTANT:

DEVELOPER:

FIRST HARTFORD REALTY CORP.
148 COLONIAL RD.
HOUSTON, TX 77055
TEL: (850) 646-8555
FAX: (850) 646-8572

SEAL:

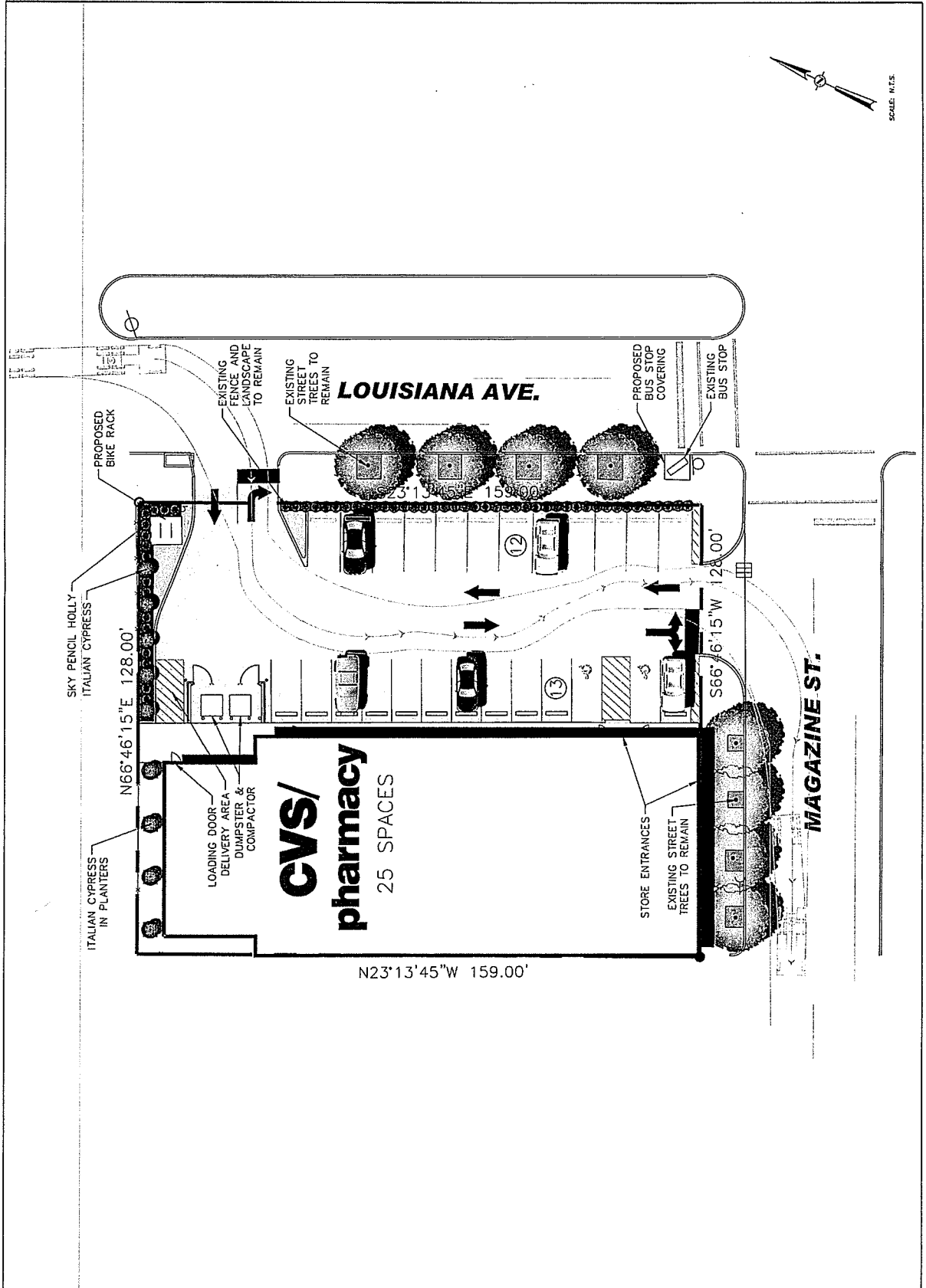
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

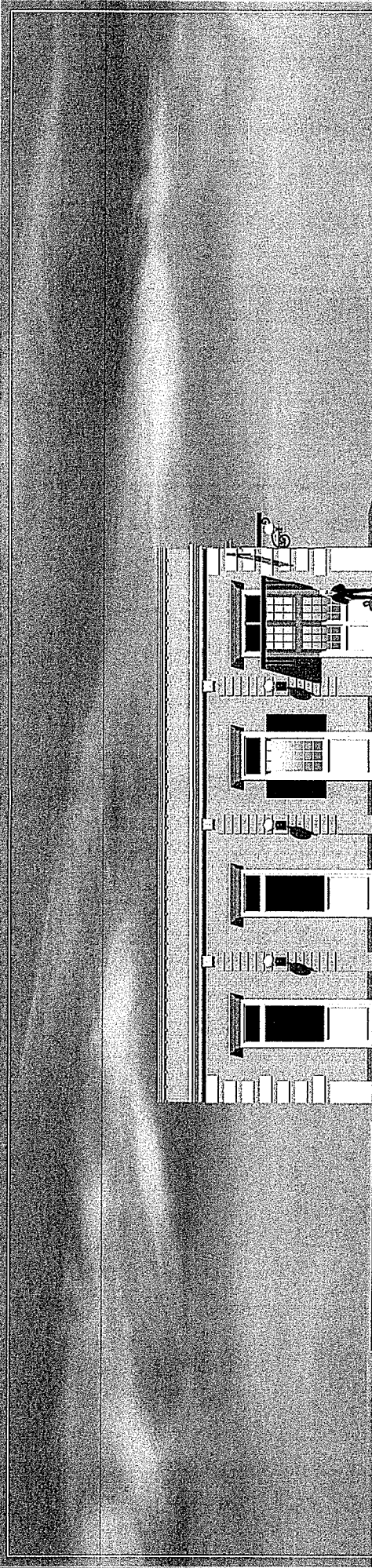
REVISIONS:

DRAWING BY: JH
DATE: 7/1/14
JOB NUMBER: CS-4587R
TITLE: NEIGHBORHOOD
SITE PLAN

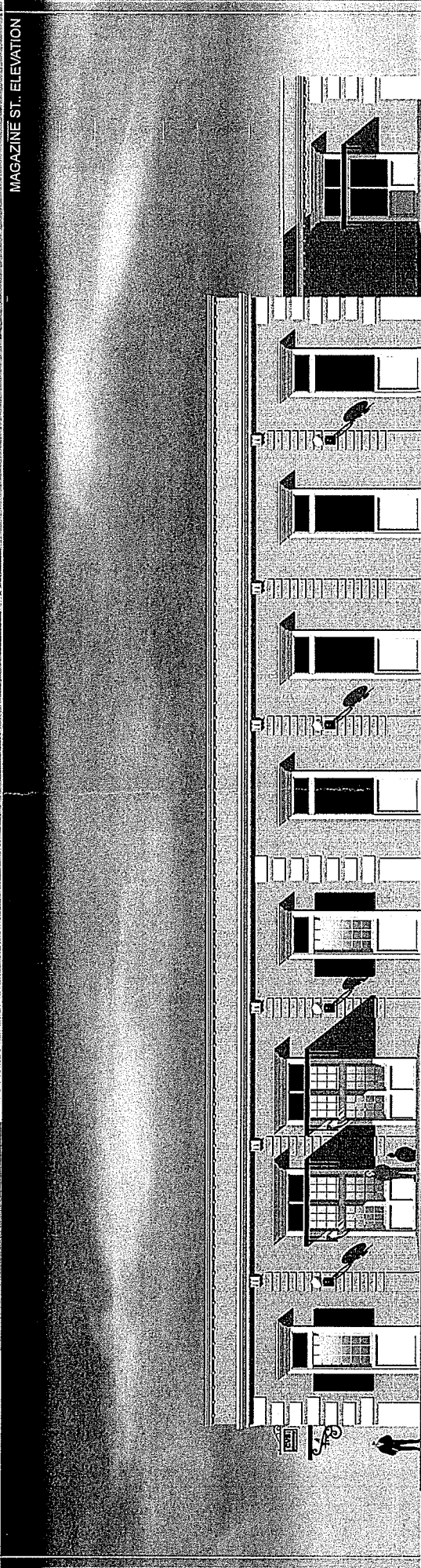
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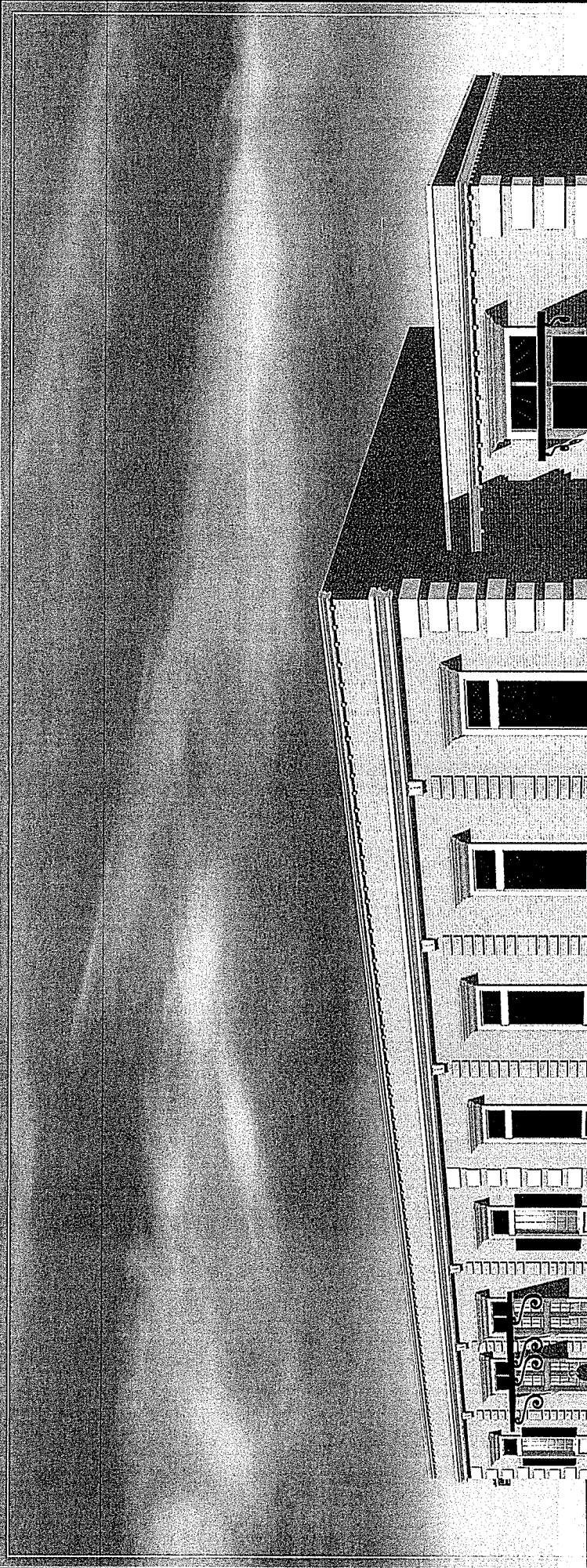
MAGAZINE ST. ELEVATION



LOUISIANA AVE. ELEVATION

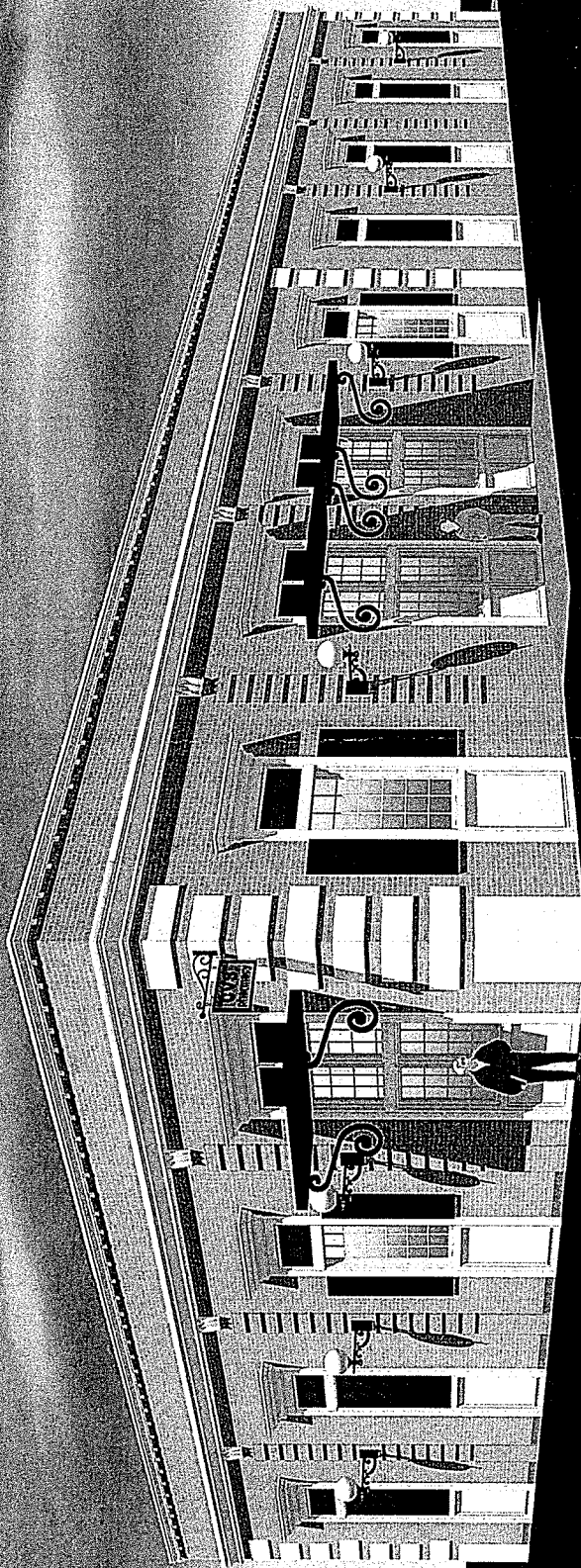
CVS/pharmacy

CVS 10058, MAGAZINE ST.
NEW ORLEANS, LA



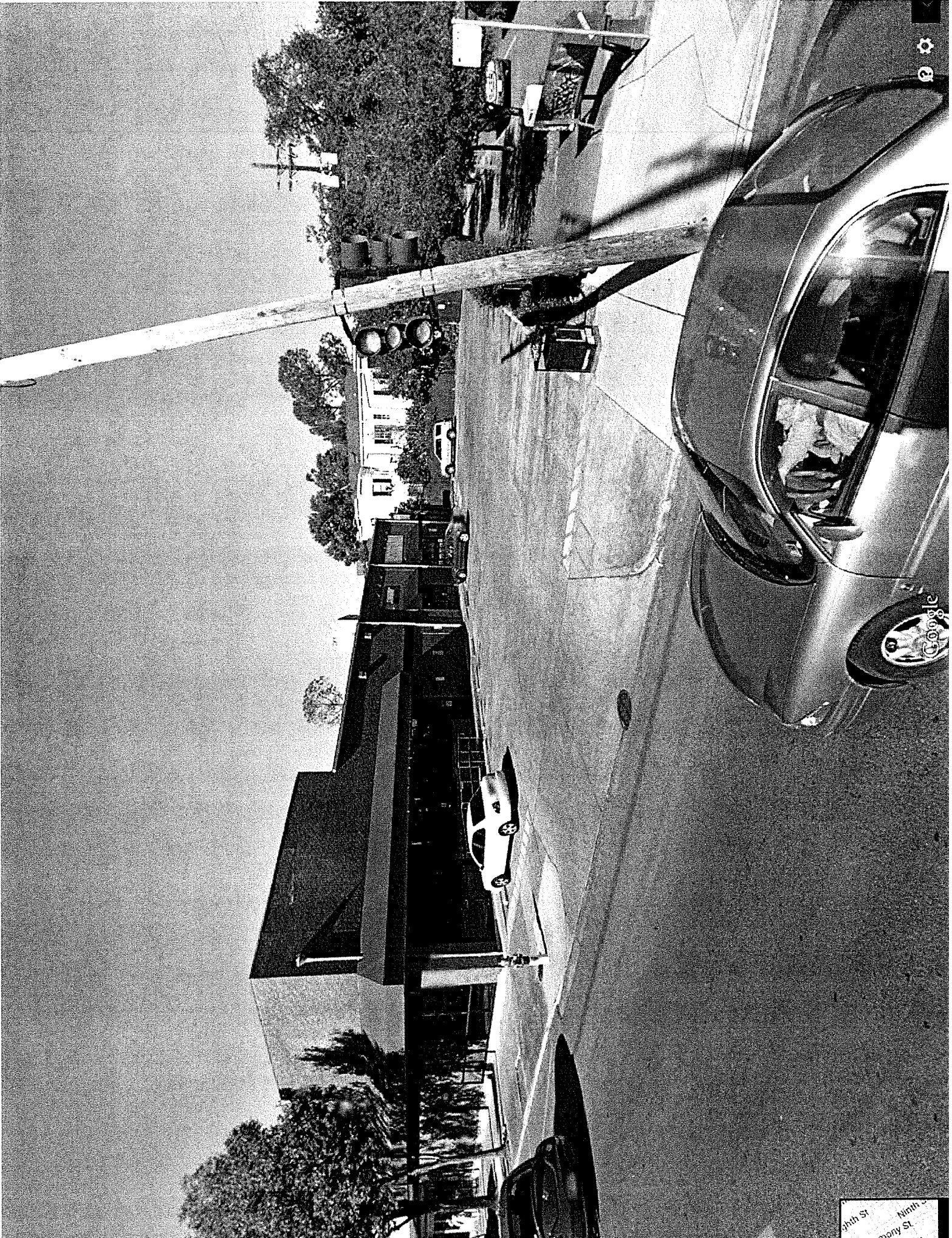
CVS/pharmacy

CVS 10058, MAGAZINE ST.
NEW ORLEANS, LA



CVS/pharmacy

CVS 10058, MAGAZINE ST.
NEW ORLEANS, LA



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mony St





PD	Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
2	Jackson Avenue Foundation	1204 Jackson Avenue	New Orleans	LA	70130	Louis Koerner	President	504-581-9559		Jackson Ave., St. Charles Ave., Mississippi River, Philip St., Josephine St.
2	Lower Garden District Coalition	1206 Magazine Street	New Orleans	LA	70122	Jesse LeBlanc		504-525-1333	lowergarden@gmail.com	St. Charles Ave., Jackson Ave., Mississippi River, Highway 90 Expressway
2	Lower Magazine Street Homeowners Association	1426 Magazine Street	New Orleans	LA	70122	Tom Gault	President	504-522-3611	lowergard@aol.com	Camp St., Constance St., Race St., Melphomene St.
2	Magazine St. Merchants Association	P. O. Box 15028	New Orleans	LA	70175	Greg Dumbourian		504-342-4435	guide@magazinestreet.com	Magazine St. from Audubon Zoo to Girod St.
2	Oretha Castle Haley Blvd. Merchants & Business Association	1712 Oretha Castle Haley Boulevard, Ste. 302	New Orleans	LA	70113	Carol Bebel	President	504-528-1806	ochaleymainst@bellsouth.net	OC Haley Blvd. from Hwy. 90 to Philip St.
2	Prylania Corridor Business & Professional Organization	1748 Prylania Street	New Orleans	LA	70130	Dennis Hilton		504-523-5559		St. Charles Ave., Lee Circle, Jackson Ave., Mississippi River
2	Riverside Galatas Neighborhood Association	720 General Taylor Street	New Orleans	LA	70115	Marie Galatas	President	504-885-0004	nccommissionary@hotmail.com	Louisiana Ave., Napoleon Ave., Tchoupitoulas St., Magazine St.
2	St. Charles Avenue Merchants Association	1525 Prylania Street	New Orleans	LA	70130	Edward Halpam		504-524-9427		St. Charles Ave. from Lee Circle to Napoleon Ave.
2	Touro-Bouilgny Neighborhood Association	1302 General Taylor Street	New Orleans	LA	70115	James Smoak	President	504-891-4770	nolasmokehouse@aol.com	St. Charles Ave., Magazine St., Louisiana Ave., Napoleon Ave.

entire building at 3400 Magazine (18 units)

Francesca's 3333 Magazine

Stay Local!; Attn: Mark Stella, 4035 Washington Avenue, New Orleans, LA 70125

Richard Ransford, 1143 Louisiana Avenue, New Orleans, LA 70115

Sterling Frame Studio, Attn: Dara Sterling Hoell, 3440 Magazine Street, New Orleans, LA 70115

New Orleans Music Exchange, 3342 Magazine Street, New Orleans, LA 70115

Steve and Deborah Wilson, 3436 Magazine Street, New Orleans, LA 70115

Jamba Juice, 3341 Magazine Street, New Orleans, LA 70115

Lili Vintage Boutique, 3329 Magazine Street, New Orleans, LA 70115

Maison de Provence, 3434 Magazine Street

La Maison Condo Assn; 3400 Magazine Street, 2040 Milan Street

Dara Sterling Hoell, 3440 Magazine

Dr. Riggs dentistry, 3442 Magazine

Varsity Sports, 3450 Magazine

Mahoney's, 3454 Magazine

Magazine Street Animal Clinic, 3458 Magazine

Project Neighborhood Participation Program Report

Date of Meeting: December 2, 2014

Project Name: CVS Pharmacy- 1116 Louisiana Avenue

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for the project to put a CVS Pharmacy in the building at 1116 Louisiana Avenue. The building is at the intersection of Louisiana and Magazine Streets. The applicant intends to file an application for a conditional use permit to permit a retail pharmacy in the B-1A neighborhood business district. A conditional use exists for this building, based upon size, however would have to be amended to include the use of a retail pharmacy. Additionally, a conditional use is required to sell packaged liquor in this district. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contacts:	Mike Sherman, Land Use Attorney Sherman Strategies, LLC 1309 Marengo Street New Orleans, LA 70115 (504) 250-2257 mike@shermanstrategiesllc.com	Avery Cootes, Urban Planner Sherman Strategies, LLC 1309 Marengo Street New Orleans, LA 70115 (504) 301-5228 avery@shermanstrategiesllc.com
	Kirk Farrelly, Project Engineer Linfield, Hunter, and Junius, Inc. 3608 18 th Street, Suite 200 Metairie, LA 70002 (504) 833-5300 kfarrelly@lhjunius.com	

Neighborhood Meeting:

Prior to holding this NPP meeting, the development team was able to meet with the leadership of the Garden District Association. Based on the feedback received at these meetings, several changes were made to the design and operational plan of the store. Many of the concerns that were expressed by the GDA were echoed by neighbors during the meeting.

We held the neighborhood meeting on Tuesday, December 2nd between 5:00pm and 8:00pm in the building at 1116 Louisiana Avenue and specifically in the space where a Blockbuster video was located. The meeting was led by Avery Cootes (urban planner), Mike Sherman (attorney), Kirk Farrelly (project engineer), and Brian Price (with the project architect's firm). Thirty-eight people attended the meeting including neighbors, business owners, and neighborhood organization leaders. Neighbors were able to review and comment upon the site plan and the conceptual design for the building. Neighbors were also able to take copies of the site plan and draw commentary and/or take copies home. As a supplement to the development team's notes,

comment cards were also provided so that attendees could vocalize comments and questions and/or write comments. Copies of these comment cards are all attached (twenty-nine in all).

Results:

Because this meeting was held with an open-door policy, some comments were repeated and/or echoed by multiple attendees and such is noted below. The number one concern is that many do not support the sale of alcohol in this store. CVS fully supports the local team working on a good neighbor agreement in the hopes that an agreement with the neighborhood associations can be met, restricting the types of alcohol sold. When this legal mechanism was described to attendees, some were less concerned, however others remained adamant that no alcohol should be served at this store.

The following comments/concerns are broken down by category with accompanying answers and/or how the CVS team intends to address these concerns.

Operational	
<i>Comment/Concern/Discussion</i>	<i>How addressed</i>
Alcohol: "I don't know anyone that wants that"	The local CVS team hopes to reach an agreement with the neighborhood associations to form a Good Neighbor Agreement which can regulate the types of alcohol sold (and any other related matters)
Would prefer no alcohol; this is number one concern (x5)	
Biggest problem is selling alcohol; don't know what a good neighbor agreement (GNA) is but don't want alcohol	
If it's big quantities/volume, I can handle that but don't want bums in neighborhood	CVS has also agreed to hire an unarmed guard for all evening hours, to prevent any loitering
Alcohol is not an issue because it is already sold nearby at the Breaux Mart and other stores and bars nearby	
Won't have singles? It's not likely to change anything because alcohol is already here (in neighboring businesses)	
How much shelf space will it [alcohol] take up?	A merchandise plan is not yet prepared during this development period; restrictions on shelf space or percentage of merchandise space can be included in the Good Neighbor Agreement
Where are we in relation to schools and does this affect whether you can sell alcohol?	No, this law states that alcohol sales may not be within 300 feet of a school or playground; this building is not within this vicinity of a school or playground

The Walgreens at 3227 Magazine Street does not sell alcohol so it's unfair to Walgreens for CVS to sell alcohol and that store [Walgreens] will likely come back and ask for a license as well, which they have the right to do	This Walgreens is largely the exception, not the rule; the local development team has surveyed all drugstores in the uptown/garden district area and some grocery stores with pharmacies and they mostly sell alcohol (<i>please see attached survey</i>)
What was the Garden District Association's take on alcohol?	[Asked after GDA representation was gone] The GDA has not taken a formal stance on the issue because they have not had the opportunity to pole their members on this issue; the leadership is certainly not fond of the idea of alcohol being sold but are open to discussions regarding a good neighbor agreement
Alcohol sales- safety is a concern for those who live close by	Any use rather than a vacant store front should provide more safety with "eyes on the street"; CVS has committed to having an unarmed guard on site at night and until the store closes at 10:00pm
Will there be cameras? There can be problems with people following customers from the store / crime (general security was brought up about three times)	There will be cameras on the exterior about 5 feet high which will cover the parking lot and also cameras on inside of store; based on this meeting's feedback, CVS will also provide an unarmed security guard at night
One neighbor lives behind an alley way which has already attracted individuals who are drunk after leaving the bars	A security guard will be on site at night
The store at 5518 Magazine Street is selling different products	This project is still in a design and development phase, however the local CVS team has been working with the Stay Local organization to get a list of local products that can be brought to CVS for incorporation into an operational plan
What will be delivery hours? How would you get a truck in the parking lot?	Deliveries at this store will take place weekly, using one of the smaller trucks (40') which will deliver all products from a central off-site delivery point; this smaller truck can fit into the lot for deliveries; what time of day that this will take place is up to the neighbors and it appears the middle of the day was largely favored (commenting that this is the delivery time for the CVS on Prytania and it works well)
One neighbor wanted a minute clinic? Most others disagree	A minute clinic was never proposed for this site and this store is too small to incorporate a minute clinic
Will the store be 24/7? (this question was asked a few times)	No. The store will be 7:00am – 10:00pm with shorter pharmacy hours
Trash? What about patron's trash	Certainly maintaining trash on the site is part of

	any CVS store operational plan; this sanitation plan can require sending an employee up the block to pick up trash that may have been left by CVS patrons
How many cars/traffic will change or increase? Has there been a traffic study?	A traffic study has not been performed at this time and is not required by the City for this application

Site Plan	
<i>Comment/Concern/Discussion</i>	<i>How addressed</i>
There has been a major concern with patrons of this site making an illegal left turn from the parking lot, onto Louisiana Avenue; as can be seen on the site plan, this turn is illegal because the exit does not align with the neutral ground cut out; many who live in the area have seen accidents over the years (this concern was repeated a few times)	After first hearing this from the Garden District Association, the project engineers approached the City to ask if the neutral ground cut out can be moved as part of the SELA project; the response was "" The Department of Public Works has reviewed your inquiry regarding the possible relocation of the median cut on Louisiana near Magazine to align with the existing driveway of the property on the uptown/lake corner. The existing median cut is approximately 170' feet away from the Magazine intersection. This proposed change would move the opening 50 feet closer. Given the left turn restriction from lakebound Louisiana onto upbound Magazine, the left turns must necessarily take place at this median opening. The current location (170' from the intersection) is marginally acceptable for any expected queueing. Moving this opening 50 feet closer would shorten the distance to the Magazine intersection and potentially cause back-ups into the intersection, which is unacceptable. For this reason, the median cut relocation proposal cannot be approved by DPW."
It was also suggested that this neutral ground cut out be removed altogether however, neighbors further down Louisiana, away from the river pointed out that this would mean no U-turn would be possible without crossing over Magazine and then back again	Safety measures however can be incorporated into the site plan, such as curbing this entrance/exit such that cars are forced to turn right only
Seeing around the hedge row to go right (legally) on Louisiana can be tricky	Visibility concerns will be reduced when the dumpster is moved from the current location (adjacent to the sidewalk) to a location against the building
Can the opening on Louisiana Avenue be an entrance only?	This would mean that the only exit from the site would be on Magazine Street, imposing too much traffic stress on this street; from a traffic engineering standpoint, this is not a viable option
The Rite Aid on St. Charles is similar in that it has one entrance from St. Charles and one on Louisiana- it has the same problem of people	Site plan engineers have visited this location to make comparisons and improvements

going left on Louisiana	
This corner has bad traffic at the light- it's a huge issue, difficult corner	The CVS proposed is largely a pedestrian oriented store with an entrance on Magazine Street to promote walkability; ideally, this block may be a part of the highly pedestrian-trafficked Magazine corridor
The development team asked the neighbors if they were supportive of a pedestrian entrance on Magazine Street (as opposed to only one facing the parking lot)	Most attendees support an entrance on Magazine Street so that the store is more pedestrian; one or two thought this entrance wouldn't "add anything" necessarily
Why wouldn't there be one opening on Louisiana? (asked by the owner of Sibley Gallery, a nearby business)	The Magazine Street entrance/exit allows for a more pedestrian store and encourages walkability and connectivity along this corridor
What about the bus stop across the street?	There have been discussions with the Garden District Association to restore this bus stop, if amenable to the RTA
How many handicapped spaces? How many overall? (this was asked a few times)	There are twenty-five parking spaces in all, two of which are handicapped spaces
You lose 3 spaces because of dumpsters?	Yes, moving the dumpsters off of the street was suggested by neighbors even if it does "lose" three spaces from the current layout; also a bike rack can be added on the Louisiana, northeast corner
How many spaces are normally in an urban store?	This depends on the zoning code and area of development; in Orleans Parish and in this B-1A district, 1 per 200 square feet are normally required and therefore, a parking variance is required
Will there be a drive thru?	No

General	
<i>Comment/Concern/Discussion</i>	<i>How addressed</i>
Why CVS here? What's the benefit?	Based on market research this location had strong results showing that this use was a nice fit for the location
Why need another drug store?	A feasibility study shows this is a good location for a CVS pharmacy and that there is a demand for a drug store
Why not the site on Tchoupitoulas? [former Walgreens]	Again, this site was chosen based on CVS's extensive market research; a pedestrian-oriented, urban pharmacy has been proposed for this location

What about when CVS bought Eckerd's? They didn't keep this location and now want to come back; Eckerd's didn't have alcohol	Eckerd's changed to a Blockbuster in 1995; Eckerd's was partially purchased by CVS in 2004; the purchase was not the reason for Eckerd's forgoing this location
What about other businesses? Will they be gone?	The Green Tea has plans to move to a different location if CVS is able to move here (the owners of Green Tea attended the neighborhood meeting); Subway is a franchise but will also move to a different location
How long will construction take? Can construction be confirmed at certain times of day?	Because this is a renovation of an existing building, construction should be minimal and last 4-6 months Yes, it can be confirmed at certain times during the day and not at night
Is there an agreement to buy the whole building?	Yes, if proper city approvals are required, CVS would take the building "as is" and make a custom design for this building
This is not our first choice of businesses to come, but if it's coming, we want to have the best store possible for this site	This can be achieved through a good neighbor agreement and continuing to receive neighborhood feedback through the citizen participation process
This is an amenity for the neighborhood ultimately	
More chain stores are not desirable	
No big box store is desired and I would like a local business in this space	This store lends itself to and has always housed multi-location uses in the front location (Eckerd's and then Blockbuster) This particular building is varied from much of Magazine Street in that it has a larger square footage and was built in a suburban style- CVS would build an urban style and pedestrian oriented store to reflect the mixed-use, historic structures of Magazine Street and adjacent neighborhoods
A neighbor who lives within the block asked will this store lower property values?	It is highly unlikely that a space/building which was mostly vacant becoming occupied would lower property values

Design	
<i>Comment/Concern/Discussion</i>	<i>How addressed</i>

<p>Lots of concerns with how it looks; don't want a suburban store (expressed more than once)</p> <p>Many homes in the area are historic; as early as 1860s; this architecture doesn't fit</p>	<p>CVS has much more work to do regarding the design of this building</p>
<p>More exposed brick than this current design would be better said a resident who lives directly across street and so will see it every day; Current brick is ok, unobtrusive and it's been there forever; The contrast in color with stucco and brick is what's bad</p>	<p>This comment will be passed along to the architects</p>
<p>You don't "see" the Walgreens at 5518 Magazine; there is no bright neon light Walgreens design is a good fit because you don't notice it</p>	<p>In initial meetings with the Garden District Association it was expressed that no neon light will be accepted in this district and we agree; the lighting package is similar to the that of the French Quarter CVS on Decatur</p>
<p>Can signage be part of the Good Neighbor Agreement?</p>	<p>Absolutely</p>
<p>Steven Shupine lives 5 houses behind Jamba Juice: he is concerned about light in living room (this was echoed by another neighbor as well)</p>	<p>The lighting plan has not been finalized but with today's technology, lighting can be directed to stay exclusively on site; in other words, there will be no light shining towards any adjacent properties</p>
<p>How bright will the lighting be? (asked twice)</p>	<p>The development team wanted to get feedback from the neighbors on this because the lighting can be as bright or dim as requested</p> <p>The ultimate response was that a happy-medium should be reached between providing lighting for safety and not making the site too bright for this neighborhood</p>
<p>Vagrants tend to be at pharmacies- can the lighting be bright enough to eliminate that?</p> <p>Biggest concern is panhandling and loitering</p>	<p>Yes, lighting and security can be implemented to ensure a safe site at all times of day and night; this includes proper evening time lighting and a security guard</p>
<p>Groups from other cities are excited that New Orleans isn't franchised out...Can do better architecturally so that it isn't "franchised" looking</p> <p>Look at nearby architecture</p>	<p>The development team agrees, particularly after this meeting, that the proper design for this site has not yet been reached</p> <p>This aspect of the project is a work in progress and we look forward to having more discussions with neighbors</p>
<p>A neighbor who is an architect: Not even appropriate to make the site blend in – scale is wrong, do contemporary building instead</p>	<p>This comment will be passed along to the architects</p>

<ul style="list-style-type: none"> • Facades need to be kept in good taste • Currently the building fits in because it is low key • Pile out, reflective of 2 sides, not a lot of glitz is better 	
Canopy overhangs are a good fit for Magazine Street- historically they were up and down Magazine	This comment will be passed along to the architects
Will the building stay the same size? Height?	Yes, the building will stay exactly the same and with no additions to height or otherwise

Attachments:

- Survey of pharmacies in Garden District/Uptown area selling alcohol
- Neighbors, organizations and Councilperson information/invitation list, provided by City, to whom meeting invitations were sent (both to property address and to owner); this list was supplemented and that list is also attached
- Community Meeting Invitation, sent on November 20th, 2014
- Neighborhood Participation Plan Meeting Sign in Sheets (3)
- Copies of comment cards received at neighborhood meeting (29 cards) and one site plan with notes made by a neighbor

Attachment 1: Pharmacies that do and do not sell beer/wine/liquor

Pharmacy	Beer	Wine	Liquor
CVS- 4401 Claiborne (Napoleon)	Yes	Yes	Yes
CVS- 4901 Prytania	Yes	Yes	Yes
Walgreens- 3227 Magazine	No	No	No
Walgreens- 5518 Magazine	Yes	Yes	Yes
Walgreens- 4400 Claiborne	Yes	Yes	Yes
Walgreens- 1801 St. Charles	No	No	No
Walgreens- 718 S. Carrollton	No	No	No
Rite Aid- 3401 St. Charles	Yes	Yes	Yes
Rite Aid- 1133 S. Carrollton	Yes	Yes	Yes
Rite Aid- 7133 St. Charles	Yes	Yes	Yes
Walmart- 1901 Tchoupitoulas	Yes	Yes	Yes
Winn Dixie- 5400 Tchoupitoulas	Yes	Yes	Yes



Community Meeting Invitation

November 20th, 2014

Dear Neighbor:

Our client proposes to open a CVS Pharmacy in the former Eckerd's Drugstore at the corner of Magazine and Louisiana. The CVS would occupy the entire center which includes the space most recently used by Blockbuster video. As you know, the site has been partially vacant for some time and we look forward to renovating the building to reflect the historic quality of all surrounding neighborhoods.

The site is zoned "B-1A" which is a proper designation for a pharmacy. A conditional use ordinance already exists for this site however, the new conditional use process is required for retail uses between 5,000-10,000 square feet. The building is just over 9,000 square feet. No additions to the building and current footprint are proposed. Our client's application also includes a conditional use approval to allow for the sale of packaged liquor. We propose to execute a Good Neighbor Agreement to limit the sale of alcohol.

Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to a meeting where you can learn more about what we propose, and present questions, concerns, and requests for the location.

The meeting will be conducted using an open house format with presentations to groups of attendees as they arrive, *so please stop by at any time*. We structure the meeting in this way to provide ample one-on-one time with members of the development team, including project architects, engineers, and urban planners.

Tuesday, December 2nd, from 5:00pm – 8:00pm

1116 Louisiana Avenue (former Blockbuster)

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans. Our team has previously walked the neighborhood and provided our contact information. We remain available to you via phone or email.

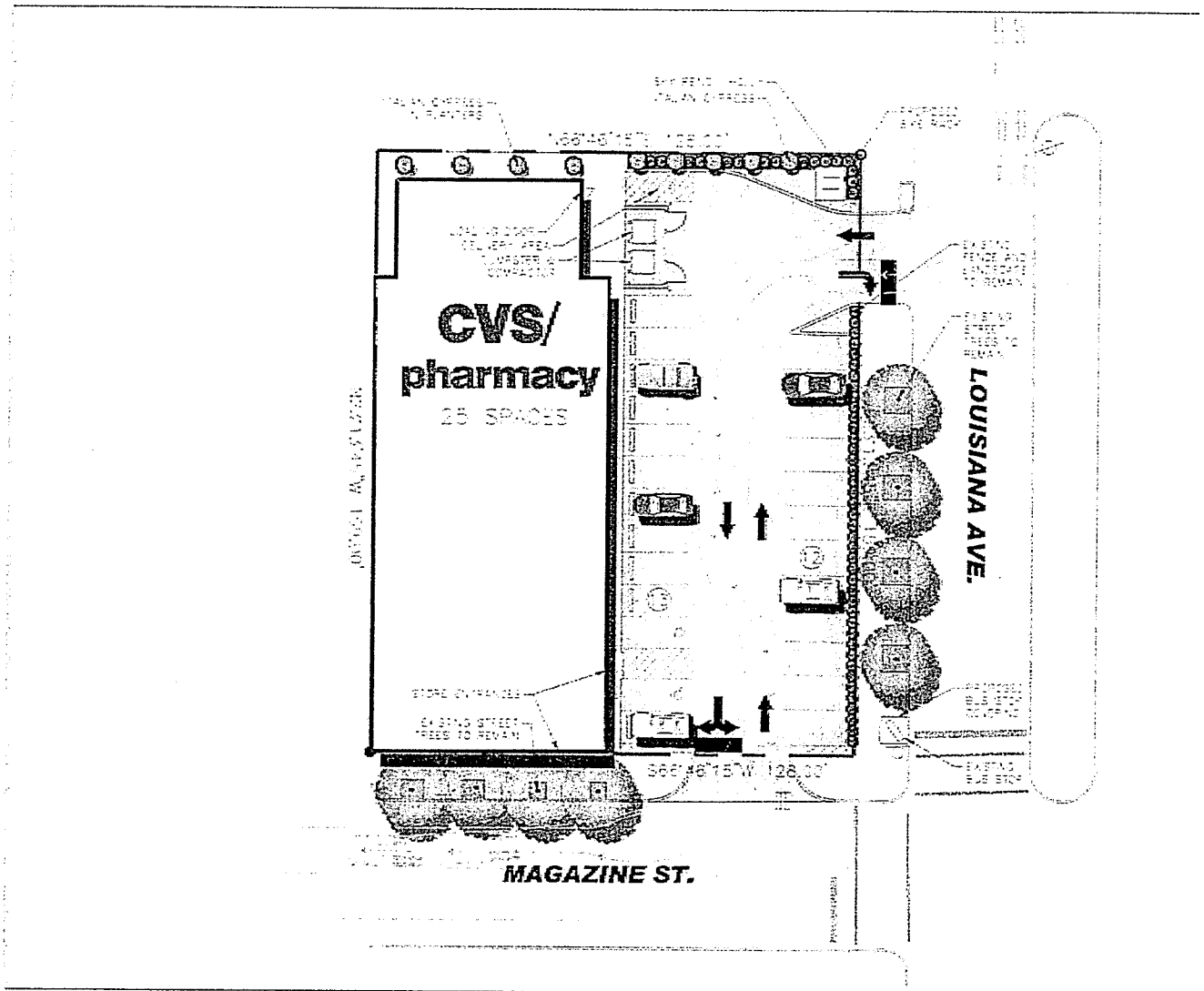
If the application receives approval, our client intends to start the construction work within a few months of the approval, and estimates that the work should take approximately six months.

If you have questions or comments, or are unable to attend the meeting, please do not hesitate to contact us for more information. We hope to see you at the meeting on December 2nd.

Sincerely,

Mike Sherman
504.250.2257

Avery Cootes
504.301.5228



Neighborhood Participation Program Meeting

Tuesday, December 2nd, 5:00-8:00p.m.
1116 Louisiana Avenue

NAME	EMAIL/PHONE	RELATION TO SITE/ADDRESS
SIBLEY	art@sibleygallery.com	SIBLEY GALLERY
Margaret Gray	memel211@cox.net	across La Ave
Steve Coleman	coleman.steve@gmail.com	across street
Mary Coleman	coleman.mary@gmail.com	across La Ave
Krista Barnette	kebarnette@gmail.com	across La Ave
Meredith McLanahan	merfrc@earthlink.net	Homeowner
James Smock	WLASMOCK@AOL.com	
Christy Hackenberg	mchackenberg@earthlink.net	Homeowner 301ks away
R. Richards	rrr1143@cox.net	Live Across La Ave
Mindy Decker	deckeraese@yahoo.com	Neighbor Bl
Kay Champagne	lcevans24@gmail.com	behind (directly)
Jenna Burke	jenna.dolores.lark@ymail.com	serotonin & chestnut
Kelp Littlefield	kelp@littlefieldlawllc.com	across the street
Richard Bandwin	rebandwin@gmail.com	same block 1100 La Ave.
Melissa Raggio	melissaraggio@gmail.com	across street - from cross
Steve Schackman	sschackman@gmail.com	across street - from cross
Silas Cunningham	daily3200@aol.com	919 Antwine St / 6th block
Robert Morris	rmorris@nolamessenger.com	
Shayna Connell	shayna.connell@yahoo.com	1 block from site

Neighborhood Participation Program **Meeting**

[illegible]

Tuesday, December 2nd, 5:00-8:00p.m.
1116 Louisiana Avenue

[illegible]

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Shayna Connell

Relation to Site and/or Address: would feel more comfortable

if there is on site security guard. would also
prefer no alcohol sales.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Steve Scheckman

Relation to Site and/or Address: 1123 Louisiana Ave
ACROSS the Street

No Alcohol

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Krista Barnett

Relation to Site and/or Address: I live directly across the street.

No alcohol please.

Security cameras and perhaps some security at night
or work something out with local security patrols.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Michele Elizer

Relation to Site and/or Address: I live in Irish Channel - long
term home owner.

I object to a BIG Business moving into the
neighborhood. I would prefer a small or
local business. We don't need another
drug store.

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name:

Meredith McLanahan MerfRcv@aol.com

Relation to Site and/or Address:

homeowner 2 blocks
check out Urgent Care Parking lot
on Magazine + Cadiz (?)

- No huge lights or signs
- Parking at new Walgreens
is a NIGHTMARE

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name:

RRichter@

Relation to Site and/or Address:

Live across street

Design needs to fit the neighborhood
Lighting
Egress + Egress

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Ray Champagne

Relation to Site and/or Address: 3425 1/2 Magazine St.

My husband and I are very against
the CVS in this location esp. w/ the
sale of alcohol. A CVS in this will
increase unwanted traffic as well
as unwanted vagrants. We already
have had drunk use our alley
as a toilet & a place to crash.

↓ next
SA

This would destroy the character
of the neighborhood as we see it
with the walkgreens ~~and~~ near Breau
hart. The allure of living in this
area ~~is~~ ^{are} the small businesses & the
wonderful historic character. A CVS
at this location ~~will~~ will cheapen
the appeal. (Who wants to live near
a box store such as CVS? No one I
know or live by) Please do not
allow this development to happen
& destroy this area.

Thanks,
KC.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Mitchell Champagne

Relation to Site and/or Address: Neighbor at 3425 Magazine.

~~I am concerned with~~ I was concerned with alcohol sales until I learned about the good neighbor agreement. I am still deeply concerned with how this new "Big Box" store will affect property values.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: James Smoak

Relation to Site and/or Address: Board of Town Building

Hours should be limited —
Delivery hours should be set hours not to disturb residents
Lighting should be unobtrusive / no glare
Cameras should be mandatory

[illegible]

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Margaret Gay

Relation to Site and/or Address: Across La Ave @ 1119.

Please do not sell any alcohol.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: ANDRE C. GAUDIN

Relation to Site and/or Address: 2 BLOCKS, TOLEDANO

URGE CONSIDERATION OF NO ALCOHOL SALES.

ENDORSE PROPOSED HOURS, MID-DAY DELIVERY

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Bill & Ann Walters

Relation to Site and/or Address: # across La Ave

no alcohol at all!

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: WENDY KING

Relation to Site and/or Address: _____

How far is this from schools? City estate have

minimum "spray" required between liquor store
& schools, churches, etc.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Meredith McAnahan MerRPCV@ad.umn

Relation to Site and/or Address: homeowner - 2 blocks away

Absolutely will not patronize EVER
if alcohol sold. One block away
Martins - so why? Roses + Breau
all have already.

- Whole Foods worked w/ Good Neighbor
and said they would do + not do stuff.
This was totally gone to the wayside
+ neighbors + assoc. can do NOTHING.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Steve Coleman colemano.steve@gmail.com

Relation to Site and/or Address: 1129 Louisiana Ave. Directly across from

Green Trn. Walgreens down Magazine St. adopted a "good neighbor"
policy of not selling alcohol. Your proposed "good neighbor" policy
does not measure up. I understand the economics of your proposal
to sell alcohol but not selling alcohol would improve your
good neighbor status as well as being consistent with your
health policy of not selling tobacco products.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Meredith McLanahan merRPCV@aol.com

Relation to Site and/or Address: homeowner - 2 blocks away

Absolutely will not patronize EVER
if alcohol sold. One block away
Martins - so why? Roses + Breau
all have already.

- Whole Foods worked w/ Good Neighbor
and said they would do + not do stuff.
This was totally gone to the wayside

+ neighbors + assoc. can do NOTHING.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Steve Coleman colemansteve@gmail.com

Relation to Site and/or Address: 1129 Louisiana Ave. Directly across from

Green Tea. Walgreens down Magazine St. adopted a "good neighbor"
policy of not selling alcohol. Your proposed "good neighbor" policy
does not measure up. I understand the economics of your proposal
to sell alcohol but not selling alcohol would improve your
good neighbor status as well as being consistent with your
health policy of not selling tobacco products.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Christy Hardenberg
 Relation to Site and/or Address: Homeowner: 3422 Annunciation St.

I'm opposed to alcohol sales.
It seems the items CVS sells
are already readily available
at several other businesses near by.
*No one in our neighborhood received
letters about the meeting - Faubourg Delachaise
Neighborhood Assoc.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Kelp Littlefield
 Relation to Site and/or Address: Across the street

1. Opposed to alcohol
2. Security of the immediate area
is a concern.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Brian Connell

Relation to Site and/or Address: 1216 LA Ave.

Would prefer no alcohol but most importantly
no single serve quantities.

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Melissa Reggio

Relation to Site and/or Address: 1123 La. Ave - across street

No alcohol
mid-day delivery

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Frista Barrette

Relation to Site and/or Address: I live directly across the street.

Have fun and please make the site as unobtrusive as possible. Nothing too bright in lights, signage, and finish. Also Avoiding too much contrast would be helpful.

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: James Smoak

Relation to Site and/or Address: Board of Tours Boulevard Neighborhood

Project needs Definition of Architecture that compliments the ~~surrounding~~ vicinity styles and designs. Also this store should be non-alcoholic - no beverages should be part of merchandise. The Neighborhood has enough Beverage Outlets

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Richard Bandolin

Relation to Site and/or Address: 1140 Louisiana Ave.

~~Hours~~ Delivery hours should be during
the day. Perhaps 7am to 7pm

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Kelp Littlefield

Relation to Site and/or Address: Across the Street (Clarkson)

1. Against serving alcohol
- 2.

TE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Steve Scheckman

Relation to Site and/or Address: 1123 Louisiana Ave
Across the Street

The Exit on Louisiana Ave
Must be Curbed for right turn
only (no entrance on Louisiana
Ave) People are turning left & exiting
Crossing Louisiana Avenue. This
is an extremely dangerous situation.

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Melissa Raggio

Relation to Site and/or Address: 1123 La Cre - across street

Concern is the exit onto La Cre, customers exiting
and crossing LA in the wrong direction. We request
either curbing the exit to the right or eliminating it
if possible.

Please fit facade to neighborhood.

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Steve Coleman

Relation to Site and/or Address: 1129 Laramie Avenue

The Walgreens near Whole Foods on Maggini is a great example of how to conform to the neighborhood. I would hope you could have the building conform to the neighborhood architecture as Walgreens did.

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Kelp Littlefield

Relation to Site and/or Address: _____

1. The current design looks very suburban and not in keeping with the neighborhood.
2. Would like a more contemporary building.
3. Would like to see more greenery.

New Orleans City Planning Commission
1300 Perdido St., Suite 7W03
NOLA 70112

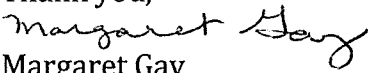
FEB12'15 03:17PM

Feb. 10, 2015

To Whom It May Concern,

I live on Louisiana Ave. near Magazine St. and have attended the meeting concerning a proposed CVS on the corner of Louisiana Ave. and Magazine Street. Like many of the neighbors, I am opposed to CVS being in that location and selling alcohol of any kind. There are 2 drugstores within walking distance and a grocery that carries alcohol a block away.

Thank you,


Margaret Gay
1119 Louisiana Ave.
New Orleans, La 70115

Arlen D. Brunson

From: Robert D. Rivers
Sent: Friday, February 13, 2015 11:36 AM
To: Arlen D. Brunson
Subject: FW: ZONING DOCKET 022/15 Opposition to the Proposed CVS on Louisiana Ave

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Phone: (504) 658-7033
Fax: (504) 658-7032
rdrivers@nola.gov

From: Ransford Richardson [<mailto:rrr1143@cox.net>]
Sent: Friday, February 13, 2015 11:13 AM
To: Robert D. Rivers; CPCInfo
Cc: lcantrel@nola.gov; SHELLEY LANDRIEU; Kelp Littlefield; annwalters@cox.net; bill_walters2@cox.net; meme1211@me.com; coleman.steve@gmail.com
Subject: ZONING DOCKET 022/15 Opposition to the Proposed CVS on Louisiana Ave

Dear Mr Rivers,
Attached is a email sent to Latoya Cantrel in opposition to Zoning Docket 022/15 request for a Conditional Use permit for CVS.

I am submitting this to you to reinforce our opposition to a CVS Store located at Louisiana Ave and Magazine Street.
Please do not hesitate to call if you have any questions.

We will also be at the meeting on February 24 to voice our opposition.

Thank you.

Ransford Richardson
504-452-5554

----- Original Message -----

From: Ransford Richardson
To: lcantrel@nola.gov
Sent: Thursday, December 04, 2014 7:14 PM
Subject: Opposition to the Proposed CVS on Louisiana Ave

Dear Councilmember Cantrell:

On Tuesday December 2, Sherman Strategies, LLC held a meeting concerning the opening a CVS Pharmacy on the corner of Louisiana Ave and Magazine Street.

All of the residences of the 1100 block of Louisiana Ave, many other neighbors in the area along with representation from the Touro Bouligny and Garden District Association were in attendance.

We are not in favor their proposal, or opening a CVS Drugstore.

Another drug store is not needed in the neighborhood, Walgreens is two blocks and Right Aid is four blocks away.

The design of the proposed renovation was hideous. This design would fit beautifully on Veterans Blvd, not Magazine Street.

Sale of alcohol was also a major topic of conversation. We are totally against the sale of alcohol.

The presenter made it sound like if the sale of alcohol does not go through; neither does the proposed CVS. That is fine with us.

I cannot believe that the success of this CVS is based on the sale of alcohol.

Magazine Street needs more local businesses, not a small National box drug store.

As you are, I am very pro business; I own a business and property on Magazine St,

and I depend on the success of the street.

An article that appeared in today's Uptown Messenger states the facts and our dissatisfaction. Here is the link to the article:

<http://uptownmessenger.com/2014/12/garden-district-neighbors-question-next-chain-pharmacy-with-eyes-on-magazine-street/#more-44669>

We are all in agreement that a CVS pharmacy is not the best use for this property.

Also many of us will attend the City Planning and City Council meetings to voice our concern.

Sincerely,

Ransford Richardson
1143 Louisiana Ave
New Orleans, LA
504-452-5554

cc: Residents of 1100 Block of Louisiana Ave

Arlen D. Brunson

From: Robert D. Rivers
Sent: Monday, February 16, 2015 12:59 PM
To: Arlen D. Brunson
Subject: FW: Zoning Docket 022/15

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Phone: (504) 658-7033
Fax: (504) 658-7032
rdrivers@nola.gov

-----Original Message-----

From: Steve Scheckman [<mailto:sscheckman@gmail.com>]
Sent: Friday, February 13, 2015 6:04 PM
To: Robert D. Rivers
Cc: CPCInfo; rrr1143@cox.net; LaToya Cantrell; Shelley Landrieu; kelp@littlefieldlawllc.com; annwalters@cox.net; bill_walters2@cox.net; meme1211@me.com; Steve Coleman
Subject: Zoning Docket 022/15

Dear Mr. Rivers,

We are writing in opposition to Zoning Docket 022/15 request for a conditional use permit for CVS at the corner of Louisiana Ave. and Magazine St. Not only is another drug store not needed in the neighborhood, but we are also vehemently opposed to CVS's plan to sell alcohol. In that regard, the Walgreen's on Magazine Street agreed not to sell alcohol and it is doing just fine.

Furthermore the proposed design of the building is an abomination and reveals that little or no thought was given to the architectural heritage of New Orleans. It is offensive and should not be permitted.

Finally, the property has been a long time hazard to the neighborhood. Customers and employees of existing businesses routinely exit the parking lot and head lake bound in the river bound lanes in order to access a break in the neutral ground to continue heading lake bound. (The current owner of the property and the City have been repeatedly informed of this problem to no avail). This ongoing problem was brought to CVS's representative's attention but no assurances have been forthcoming that appropriate curbing will be installed by CVS to force vehicles to turn right/river bound when exiting the parking lot on Louisiana Ave.

For these reasons we oppose the the conditional use permit for CVS. We therefore respectfully request that the City Planning Commission deny the conditional use permit for CVS at the corner of Louisiana Ave. and Magazine St. Thank you.

Steve Scheckman
Melissa Raggio
1123 Louisiana Ave

New Orleans, LA 70115
(504)810-0123

Sent from my iPhone

Arlen D. Brunson

From: Robert D. Rivers
Sent: Monday, February 16, 2015 1:01 PM
To: Arlen D. Brunson
Subject: FW: Opposition to the Proposed CVS on Louisiana Ave: ZONING DOCKET 022/15

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Phone: (504) 658-7033
Fax: (504) 658-7032
rdrivers@nola.gov

-----Original Message-----

From: Ann Walters [<mailto:ann.walters@me.com>]
Sent: Monday, February 16, 2015 12:18 PM
To: Robert D. Rivers; CPCinfo
Cc: lcantrel@nola.gov; slandrieu@bellsouth.net; rrr1143@cox.net; Stacy Head; Jason R. Williams
Subject: Opposition to the Proposed CVS on Louisiana Ave: ZONING DOCKET 022/15

Dear Mr Rivers, Councilmember-at-Large Head, Councilmember-at-Large Williams, Councilmember Cantrell and Councilmember Landrieu,

I am writing to voice my opposition to Zoning Docket 022/15 for a conditional use permit for the proposed CVS. I am also strongly opposed to having a CVS store on Louisiana Avenue and Magazine Street.

I am opposed to the opening of a CVS for many reasons:

-We do not need another chain drug store in the area. There are already two, Walgreens and Rite Aid, within walking distance.

-CVS proposes that they will sell alcohol I am completely against the sale of alcohol; all of my neighbors agree in this matter.

-Magazine street needs more unique and local based businesses. With so many chain restaurants and stores opening, we risk becoming homogenous. Just like everywhere else.

-The area already sees panhandling and begging. With another chain drug store opening, I know this will increase. Some of the "beggars" are actually dealing drugs.

I am sure you have seen this article on Uptown Messenger, but if not, please read. It outlines many of our concerns.
<http://uptownmessenger.com/2014/12/garden-district-neighbors-question-next-chain-pharmacy-with-eyes-on-magazine-street/#more-44669>

I love where I live and I want to keep it vibrant, safe and unique. I've lived in and around this neighborhood since the early 1990's, but am born and raised local.

The proposal set forth by Sherman Strategies to open a CVS will do nothing to improve upon our neighborhood. Instead, it will bring an unsafe element to the neighborhood and cheapen its allure.

If you don't agree, go hang out outside of many of the other drugstores in the area and you will experience what I am talking about.

Sincerely,

Ann Walters
1119 Louisiana Avenue
New Orleans, LA 70115
(504) 723.4953

Garden District Association
POST OFFICE BOX 50836
NEW ORLEANS, LA 70150

February 16, 2015

City Planning Commission
City Hall
1300 Perdido Street
New Orleans, LA 70112

Via Email

Dear City Planning Commissioners:

The proposed CVS on Magazine and Louisiana has caused our neighbors and the Garden District Association membership significant concerns with regard to the request for a conditional use permit to allow a use over 5000 sf at that site. We understand that if this is permitted, CVS will enjoy a right to apply for an ABO to permit the sale of alcoholic beverages.

Because nearly all of the immediate neighbors of the location, as well as our Board of Directors, have strongly expressed opposition to another retail outlet for alcohol in the area, we have been discussing in earnest a compromise with CVS to voluntarily forego any application for an ABO and the sale of alcohol until an agreement with the Garden District Association (and likely other neighboring associations) may be reached. Also, we understand that CVS has indicated that it does not intend to operate a medical clinic of any sort at this location.

In our discussions with Mike Sherman, CVS' representative/attorney, Mr. Sherman has agreed to request that a proviso be included in the conditional use concerning alcohol sales, as long as we begin discussions in the coming weeks. In exchange for our support of the CU for the square footage and a Good Neighbor Agreement with the following provisos (including no sale of alcohol without a Good Neighbor Agreement) the GDA can support the request. This agreement is in addition to other provisos that include the following:

~ agreeing to the design, details and materials used in the exterior renovation (details to the latest design still to be worked out, but conceptually approved by GDA and CVS)

- ~ lighting of the building shall not negatively affect any neighbors
- ~ the dumpsters will be located in an existing exterior recess of the building, shielded with high quality materials, preferably masonry
- ~ hiring of daily exterior security guards (hours to be negotiated)
- ~ limiting hours of operation to 7 am till 10 pm
- ~ working with the city to adjust the problem neutral ground opening near the exit
- ~ redesigning the exit at CVS on Louisiana so as to force all exiting traffic to go towards Magazine, rather than towards Claiborne.
- ~ allowing only appropriate signage as presented to us in the latest designs, and prohibiting neon or backlit or promotional signage visible from the sidewalk (interior or exterior)
- ~ keeping all parking spaces as now available except perhaps one that may be used for bicycle parking
- ~ limiting delivery hours (to be negotiated with neighborhood input)
- ~ requiring daily trash pickup schedule (between 8am and 5 pm, but not on Sunday)
- ~ assuring daily sidewalk and lot/premises cleanup/washing

We are still in negotiations with Mr. Sherman, but expect that we will come to an agreement very soon.

We ask that you add the specific proviso to forego the alcohol until an agreement is reached, as both sides have agreed, as well as provisos that cover the matters noted above.

Many thanks for your consideration.

Shelley Landrieu
Shelley Landrieu
Garden District Association

CPCinfo

From: Steve Scheckman <sscheckman@gmail.com>
Sent: Friday, February 13, 2015 6:04 PM
To: Robert D. Rivers
Cc: CPCinfo; rrr1143@cox.net; LaToya Cantrell; Shelley Landrieu; kelp@littlefieldlawllc.com; annwalters@cox.net; bill_walters2@cox.net; meme1211@me.com; Steve Coleman
Subject: Zoning Docket 022/15

Dear Mr. Rivers,

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Furthermore the proposed design of the building is an abomination and reveals that little or no thought was given to the architectural heritage of New Orleans. It is offensive and should not be permitted.

Finally, the property has been a long time hazard to the neighborhood. Customers and employees of existing businesses routinely exit the parking lot and head lake bound in the river bound lanes in order to access a break in the neutral ground to continue heading lake bound. (The current owner of the property and the City have been repeatedly informed of this problem to no avail). This ongoing problem was brought to CVS's representative's attention but no assurances have been forthcoming that appropriate curbing will be installed by CVS to force vehicles to turn right/river bound when exiting the parking lot on Louisiana Ave.

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Steve Scheckman
Melissa Raggio
1123 Louisiana Ave
New Orleans, LA 70115
(504)810-0123

Sent from my iPhone

CPCinfo

From: Ann Walters <ann.walters@me.com>
Sent: Monday, February 16, 2015 12:18 PM
To: Robert D. Rivers; CPCinfo
Cc: lcantrel@nola.gov; slandrieu@bellsouth.net; rrr1143@cox.net; Stacy Head; Jason R. Williams
Subject: Opposition to the Proposed CVS on Louisiana Ave: ZONING DOCKET 022/15

Dear Mr Rivers, Councilmember-at-Large Head, Councilmember-at-Large Williams, Councilmember Cantrell and Councilmember Landrieu,

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Sincerely,

Ann Walters
1119 Louisiana Avenue
New Orleans, LA 70115
(504) 723.4953